



AGENDA

DESIGN REVIEW BOARD

Friday, July 11, 2008, 11:00 a.m.
Administrative Conference Room
College Station City Hall
1101 Texas Avenue
College Station, Texas

-
1. Call to Order
 2. Consideration, discussion and possible action on Absence Requests.
 - Nancy Sawtelle – June 30, 2008
 3. Presentation, possible action, and discussion regarding building design, building materials and colors, and sign details for Sonic restaurant, located at 512 Harvey Road in the Wolf Pen Creek Zoning District. Case #08-00500113 (MR)
 4. Presentation, possible action, and discussion regarding recruitment and appointment of new Design Review Board members. (MH)
 5. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
 6. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, July 11, 2008 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2008 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2008 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2008.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2008.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.

**DESIGN REVIEW BOARD
WOLF PEN CREEK DESIGN DISTRICT
STAFF REPORT**

Project Manager: Matt Robinson, Staff Planner
E-mail: mrobinson@cstx.gov

Report Date: June 18, 2008
Meeting Date: June 27, 2008

**For
SONIC DRIVE IN #3792 (SDSP)**

Item: Presentation, possible action and discussion regarding building design, building materials and colors, and sign details for Sonic restaurant, located at 512 Harvey Road in the Wolf Pen Creek Zoning District.

Location: 512 Harvey Road

Applicant: Greg Lee, Sonic Operations

Item Summary: The applicant is requesting to modify the existing Sonic elements to reflect standard Sonic colors. The following changes are proposed:

- Replace existing front canopy and install a new 40' arched canopy at the front of the restaurant with fabric color SW 6108 "Latte";
- Installation of a new aluminum arched tower at top of restaurant, with yellow supports and blue LED lighting;
- Replacement of the existing neon canopy fascia with a new fascia containing LED star accent lights utilizing standard Sonic colors of red and yellow;
- Adding cultured stone wainscot at the rear and lower portion of the building;
- Replacement of the existing freestanding sign face with new Sonic logo and standard colors;
- Replacement of existing green picture board frames on sides of building with blue picture board frames;
- Painting and patching of existing stucco with SW6091 "Reliable White" color;
- Installation of new neon attached signs utilizing red and yellow neon.

Building design and all materials, building colors and signs within the Wolf Pen Creek district must have approval from the Design Review Board. All signs reviewed and approved by the Design Review Board will require the submittal and approval of a sign permit application in order to receive a permit to install the signs.

Administrator Recommendations: Staff recommends denial of the proposal to change the previously approved green elements to the standard Sonic colors of red, yellow and blue. In addition, Staff recommends denial of the LED and neon lighting utilizing the colors of yellow and blue. These recommendations are consistent with previous decisions made by the Design Review Board in 1998 and 2002 that denied the use of the standard Sonic colors of red and yellow.

Item Background: This Sonic restaurant was originally reviewed and approved by the Design Review Board and Planning and Zoning Commission in 1998. The first proposal to the DRB utilized the standard Sonic Colors and was denied by the DRB because the board did not feel

that the proposal met the purpose and guidelines for the Wolf Pen Creek District. The Board was then presented with images from a Sonic restaurant in Missouri City that utilized green in place of the standard Sonic colors of red and yellow. This green was approved for the various building details and signage that are currently in place at this Sonic location. In addition, the Board requested that all yellow be removed from the signs and replaced with a white or cream color. In 2002, the DRB heard another request to utilize the standard Sonic Colors at this location. This request was subsequently denied on the basis that the current conditions were already approved at the time the restaurant was built.

Issues/Items for Review:

1. **Building Colors** – Reliable White and Latte are approved colors on the City's color palette. All other colors are considered accent colors and do not exceed the maximum allowed usage of 15% per façade. The Unified Development Ordinance offers the following guidance to the Design Review Board when considering building colors:
 - **Section 5.6.A.8.h** states that colors shall be harmonious and that only compatible accent colors shall be used.
2. **Building Design** – The proposed canopies and tower addition are in compliance with the Unified Development Ordinance. The Design Review Board should use the following guidelines when considering building design:
 - **Section 5.6.A.8.a** states that architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
 - **Section 5.6.A.8.b** states that buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
3. **Building Materials** – The proposed canopy and stone materials are in compliance with Section 7.9 Non-Residential Architectural Standards. The Design Review Board should use the following guidelines when considering building materials in Wolf Pen Creek:
 - **Section 5.6.A.8.c** states that materials shall be selected for harmony of the building with adjoining buildings
 - **Section 5.6.A.d** states that materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall use the same materials, or those that are architecturally harmonious, for all building walls and other exterior building components wholly or partly visible from public ways.
 - **Section 5.6.A.e** states that materials shall be of durable quality
4. **Signage** – The proposed signs are in compliance with Section 7.4 Signs of the Unified Development Ordinance. The Design Review Board should use the following guidance when considering signs in Wolf Pen Creek:
 - **Section 5.6.A.11**
 - a. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates
 - b. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
 - c. The colors materials and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
 - d. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.

- e. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
- f. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

Attachments:

- 1. Application
- 2. Building elevations
- 3. Photographs & Sign Details
- 4. Material & Color samples (available at meeting)



CITY OF COLLEGE STATION
Planning & Development Services

FOR OFFICE USE ONLY	
CASE NO.	08.113
DATE SUBMITTED	5.16.08

985
1:30

WOLF PEN CREEK BUILDING & SIGN REVIEW APPLICATION Design Review Board

MINIMUM SUBMITTAL REQUIREMENTS

- ☒ Application completed in full.
- ☒ \$200 Special District Review Fee *mn*
- ☒ Ten (10) copies of facade details with dimensions.
- ☒ Ten (10) copies of sign details with dimensions.
- ☒ Ten (10) copies of the building elevation showing sign placement (if attached signage is proposed). *SAME AS ABOVE. ELEVATION SHEET.*
- ☒ Color and material samples.

Date of Preapplication Conference: _____

NAME OF BUSINESS Sonic Drive In # 3792

ADDRESS 512 Harvey Road College Station Tx 77840

LEGAL DESCRIPTION _____

PRESENT USE OF PROPERTY Existing Drive In Restaurant

PROPOSED USE OF PROPERTY Existing Drive In Restaurant

APPLICANT'S INFORMATION:

Name Greg Lee

Street Address 12081 State Hwy 30

City College Station State Tx Zip Code 77845

E-Mail Address _____

Phone Number 979.774.1938 Fax Number 979.774.9091

PROPERTY OWNER'S INFORMATION:

Name Greg Lee

Street Address 12081 State Hwy 30

City College Station State Tx Zip Code 77845

E-Mail Address _____

Phone Number 979.774.1938 Fax Number 979.774.9091

DESCRIPTION OF PROPOSED EXTERIOR CHANGES New 40' Arched Canopy at existing front
patio area. New bullnose fascia around existing Drive In canopy, with LED Lit "Star stars"
at intervals of 14'-0". New cultured stone wainscoting. Painting existing stucco. Replace
existing P.O.P. Picture Boards on side of building with new.

AND/OR



ATTACHED SIGN

Square Footage _____



FREESTANDING SIGN

Square Footage _____

All Wolf Pen Creek applications must be reviewed by the Design Review Board. Once a meeting is scheduled, the applicant will be notified of the date and time so that he can be present to discuss the proposal with the Board. The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.



Signature of Owner, Agent or Applicant

5-16-08

Date

